

Municipal Clerk
Atlanta, Georgia

04- 0 -1649

AN ORDINANCE
BY: ZONING COMMITTEE

U-04-21/U-93-22
Date Filed: 8-10-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. An Ordinance to amend U-93-22, Ordinance 93-O-0934 adopted by City Council October 4, 1993 and approved per Section 2-403 on the 1996 Charter and Ordinance 98-O-0081 adopted February 16, 1998 and approved per Section 2-403 on the 1996 Charter for a Special Use Permit for a Private School located at **966 West Paces Ferry Road, N.W.** for the purposes of approving a change of conditions.

ALL THAT TRACT or parcel of land lying and being in Land Lots 158 & 181 of the 17th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "C"

Special Use Permit Application
Pace Academy, Inc.
May 4, 1993

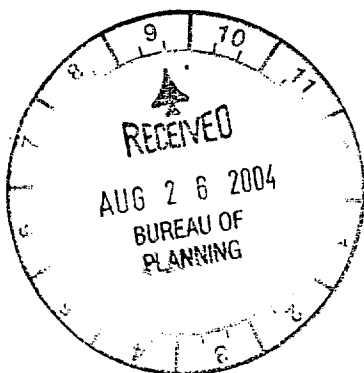
Legal Description

All that tract or parcel of land lying and being in Land Lots 158 and 181 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin with concrete monument at the intersection of the easterly right-of-way of Rilman Road with the southerly right-of-way of West Paces Ferry Road and proceeding thence in a southeasterly direction along the southerly right-of-way of West Paces Ferry Road a distance of 551.4 feet to an iron pin with concrete monument; continuing thence southeasterly along the southerly right-of-way of West Paces Ferry Road a distance of 500.4 feet to an iron pin; proceeding thence South $1^{\circ}54'49''$ West a distance of 1278.59 feet to an iron pin; proceeding thence South $01^{\circ}05'01''$ West a distance of 195.92 feet to a point; proceeding thence South $88^{\circ}05'13''$ West a distance of 336.58 feet to a point; proceeding thence South $83^{\circ}06'18''$ West a distance of 93.02 feet to a point; proceeding thence North $73^{\circ}43'03''$ W a distance of 202.54 feet to an iron pin; proceeding thence South $89^{\circ}57'00''$ West a distance of 49.87 feet to an iron pin; proceeding thence North $88^{\circ}54'32''$ West along the southerly line Land Lot 158 and continuing along the southerly line of Land Lot 181 a distance of 483.27 feet to an iron pin; proceeding thence North $1^{\circ}51'51''$ East a distance of 1,376.2 feet to an iron pin; proceeding thence North $77^{\circ}36'09''$ West a distance of 268.87 feet to an iron pin with concrete monument; proceeding thence North $77^{\circ}52'37''$ West a distance of 101.51 feet to an iron pin with concrete monument; proceeding thence North $3^{\circ}12'57''$ East a distance of 109.98 feet to an iron pin with concrete monument; proceeding thence North $79^{\circ}08'14''$ West a distance of 40.12 feet to an iron pin with concrete monument; proceeding thence North $86^{\circ}18'16''$ West a distance of 137.3 feet to an iron pin located on the easterly right-of-way of Rilman Road; proceeding thence northerly along the easterly right-of-way of Rilman Road a distance of 328.5 feet to an iron pin with concrete monument which is the POINT OF BEGINNING.

The foregoing courses and distances are taken from a plat of survey made for Pace Academy by Shirley Nelson & Associates, Inc., dated April 7, 1981 and a plat of survey made for Pace Academy by B.K. Rochester, Jr., G.R.L.S. No. 1534, of Rochester & Associates, Inc., dated February 25, 1993, revised March 29, 1993, and last revised April 1, 1993.

Misc/Pace25.4



U-93-22

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